



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

September 26, 2013

MINUTES

CALL TO ORDER: 8:00

ROLL CALL:

Present: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Muller, Mr. Viola

Absent: Committeeman Kazimir, Chief Emeritus Zavinski

APPROVAL OF THE August 2013 MEETING MINUTES

Motion to Approve	D. Kingma	Seconded:	M. Den Bleyker
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Muller, Mr. Viola		
Not Approved:			
Abstain:	M. Collins, Ms. Mullen, Mr. Viola		
Absent:	Committeeman Kazimir, Chief Emeritus Zavinski		

MEMORIALIZATIONS

Scruff Barbershop
4 Railroad Avenue
Rochelle Park NJ 07662
Zone AH2 Block 39 Lot 1

Motion to Approve	M. Den Bleyker	Seconded:	H. Mullen
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Muller, Mr. Viola		
Not Approved:			
Abstain:	M. Collins, Ms. Mullen, Mr. Viola		
Absent:	Committeeman Kazimir, Chief Emeritus Zavinski		

BUILDING AND LAND USE APPLICATIONS:

- **PB_2013_8_1**

Handyman 4 U
139 Rochelle Ave
Rochelle Park NJ 07662
Zone AH2 Block 59 Lot 1

This Applicant was requested to return to the September meeting to provide proof of publication and proof of licensing. The Applicant failed to appear.

- **PB_2013_9_1**

Kids Craft LLC.
60 W. Passaic Street
Rochelle Park, NJ 07662
Zone A Block 9 lot 2

Applicant: ANDRANEK TONY FROYAN

The Applicant appeared before the Planning Board of the Township of Rochelle Park for approval of a Minor Site Plan Tenant Review to operate a kids craft and party facility located at the above address.

Tony Froyan, testified that he is the owner/proprietor of a family business which he operates with his sister. The proposed business is a private kids craft and party place used for birthday parties etc. The parties will be private parties centered around a particular craft. The Applicant testified that the hours of operation will be Thursday through Sunday 10:00 a.m. to 8:00 p.m. - by appointment only. Each party have between 15-20 children attending. He will have 4 to 5 employees for each event.



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The applicant also stated that the business will share parking with New Look Car Wash. There are 27 parking spaces on site of which 19 are to be allocated to the Applicant. He will conform all signage to the township's zoning ordinance.

Construction changes are minimal and include installing: framed sheetrock, new flooring and matting and a PA system. Food will be brought in by local bakeries and pizzerias.

The Board approved this application with all stipulations in the resolution and that all alterations meet the Township's building code.

Motion to Approve	M. Den Bleyker	Seconded:	H. Mullen
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Muller, Mr. Viola		
Not Approved:			
Abstain:			
Absent:	Committeeman Kazimir, Chief Emeritus Zavinski		

- **PB_2013_2**
Torrino's Pizza
444 Rochelle Ave
Rochelle Park, NJ 07662
Zone A Block 58 Lot 20

Applicant: CHRISTOPHOROS TZANAVARIS

Attorney: Joseph L. Mecca, Jr., Esq

The Applicant appeared before the Planning Board of the Township of Rochelle Park for approval of a Minor Site Plan Tenant Review to operate an existing pizza restaurant at the above address.

Christophoros Tzanavaris testified that he is the principal owner of the business and intends to keep the establishment as pizzeria. The hours of operation will be 11:00 a.m. to 11:00 p.m., seven days a week. The Applicant will have no more than 6 employees on site. The parking arrangement is the same as the previous tenant with twenty-nine parking spaces on a first come first serve basis. There will be no interior alterations. The principal and his employees will use their cars for deliveries.

The Board approved this application with all stipulations in the resolution and that all alterations meet the Township's building code.

Motion to Approve	M. Collins	Seconded:	D. Kingma
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Muller, Mr. Viola		
Not Approved:			
Abstain:			
Absent:	Committeeman Kazimir, Chief Emeritus Zavinski		

- **LITIGATION:** Closed Session – SAC Realty
- **OTHER BUSINESS:** Master Plan Changes
- **PUBLIC:** None
- **ADJOURNMENT:** 9:40 pm